



**SHARMAN
BURGESS** Est 1996
FOR SALE
01205 361161

£269,950

6 Holyrood Close, Donington, Spalding, Lincolnshire PE11 4SP

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Lincolnshire PE11 4SP**
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ACCOMMODATION

ENTRANCE HALL

Having a partially obscure front entrance door, staircase leads to the first floor with cupboard beneath, radiator and recessed ceiling lighting.

CLOAKROOM

Comprising a two piece suite with push button wc, wash hand basin with mixer tap, radiator, fully tiled walls, obscure glazed window and recessed ceiling lighting.

A detached family home situated within a popular village location on the outskirts of Donington village. The accommodation comprises entrance hall, ground floor cloakroom, breakfast kitchen, sitting/dining room and lounge with log burner. To the first floor four bedrooms are arranged off a first floor landing, en-suite bathroom to bedroom one and family shower room. Further benefits include block paved driveway, gas central heating and approximate south facing rear garden. Being sold with NO ONWARD CHAIN.



SHARMAN BURGESS



LOUNGE

20' 11" x 11' 8" (6.38m x 3.56m)

With French doors leading to the rear garden, window to the front aspect, radiator, fitted log burner, coved cornice and two ceiling light points.

KITCHEN

17' 1" x 12' 2" (5.21m x 3.71m)

Having stainless steel sink and drainer with mixer tap, water softener, range of base level storage units, drawer units and matching eye level wall units. Integrated double oven and grill, four ring electric hob, plumbing for automatic washing machine, space for condensing tumble dryer and plumbing for dishwasher as well a space for standard height fridge or freezer. Dual aspect windows, obscure glazed door leading outside, recessed ceiling lighting, fuse box for the electrics and under stairs cupboard providing additional storage space. The central heating boiler is concealed within one of the units and is an IDEAL LOGIC combination.

SITTING/DINING ROOM

16' 0" x 8' 7" (4.88m x 2.62m)

Having window to the side and front, recessed ceiling lighting and additional wall mounted lighting.

FIRST FLOOR LANDING

With access to the loft space and recessed ceiling lighting.



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BEDROOM ONE

15' 1" (maximum measurement including built in wardrobe) x 10' 8" (4.60m x 3.25m)
With window to the front aspect, radiator, recessed ceiling lighting and built in double wardrobe with hanging rail and shelving within.

EN-SUITE BATHROOM

Comprising a three piece suite with freestanding bath with handheld shower attachment and mixer tap. Wash hand basin with mixer tap and vanity unit, push button wc, tiled floor, fully tiled walls, recessed ceiling lighting and obscure glazed window.

BEDROOM TWO

11' 5" x 11' 9" (3.48m x 3.58m)

Having window to the front aspect, radiator and ceiling recessed lighting .

BEDROOM THREE

8' 9" x 11' 5" (2.67m x 3.48m)

Having window to the rear aspect, radiator and recessed ceiling lighting.

BEDROOM FOUR

9' 1" x 9' 7" (maximum measurement taken into shelving) (2.77m x 2.92m)

Having window to the rear aspect, radiator, wood effect laminate flooring and recessed ceiling lighting.

FAMILY SHOWER ROOM

Comprising a three piece suite with wash hand basin with mixer tap, vanity unit and tiled splash back. Push button wc, shower area with wall mounted mains fed shower with handheld shower attachment and fitted shower screen. Recessed ceiling lighting, extractor fan, obscure glazed window and radiator.

EXTERIOR

To the front the property is approached over a drop kerb leading to a block paved driveway providing off road parking.

To the rear the property benefits from a rear garden with an approximate south facing aspect, paved seating area leading to the remainder being predominantly laid to lawn, enclosed with fencing and served by external lighting

SERVICES

Mains gas, electricity water and drainage are connect to the property.

REFERENCE

240725/28820188/WIL



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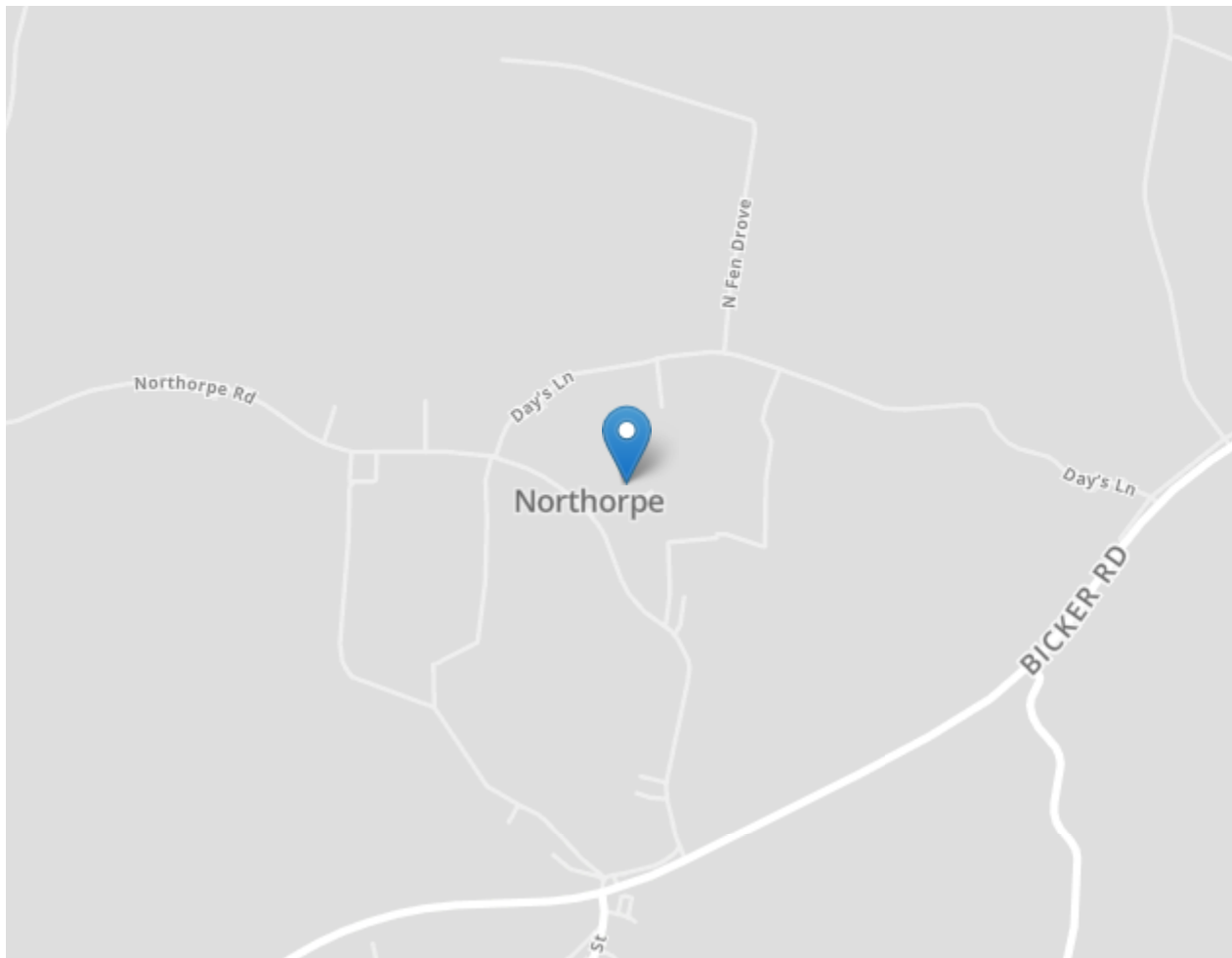
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

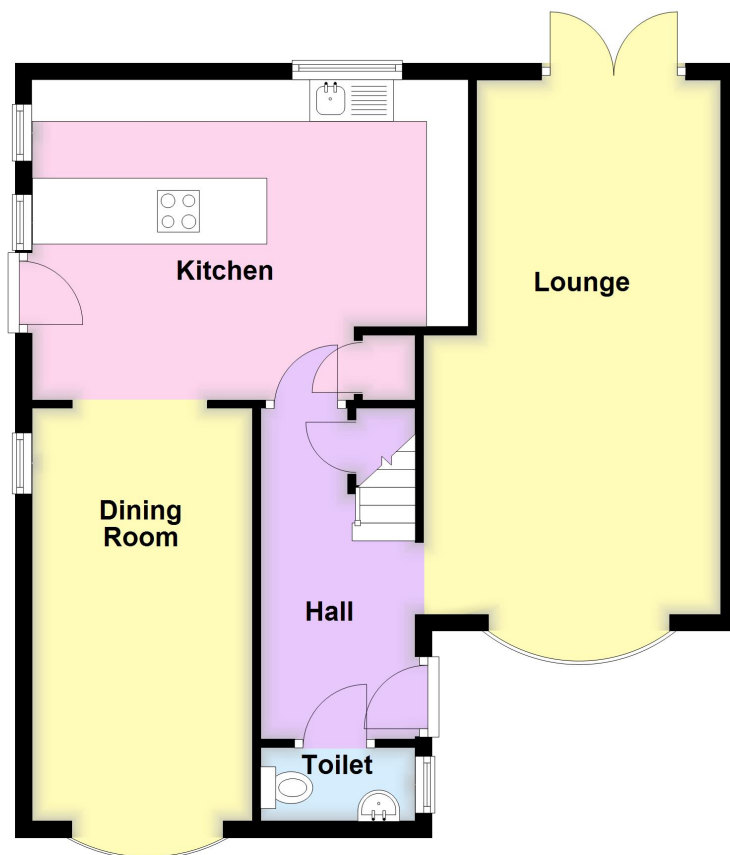
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

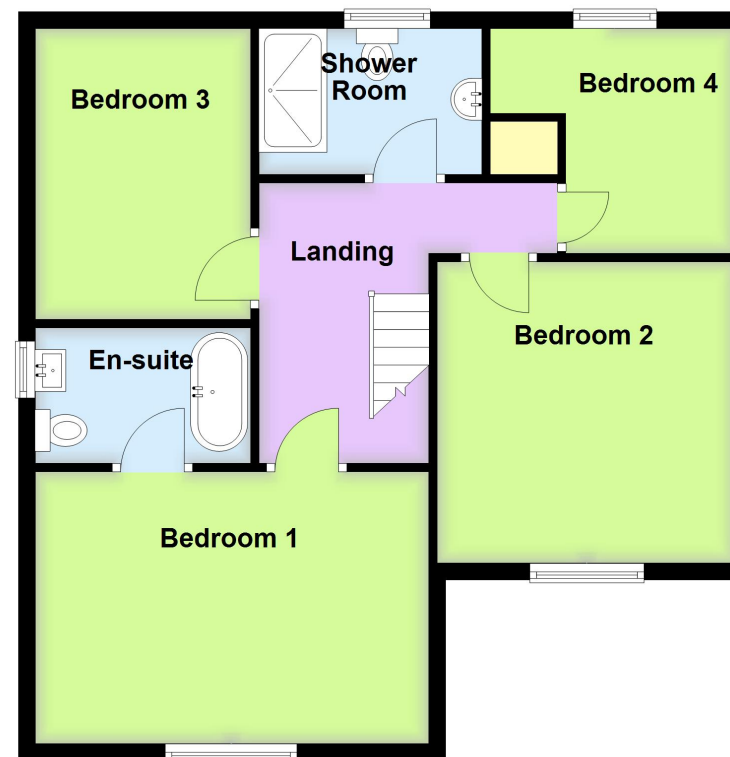
Ground Floor

Approx. 64.8 sq. metres (697.2 sq. feet)



First Floor

Approx. 64.0 sq. metres (688.6 sq. feet)



Total area: approx. 128.7 sq. metres (1385.8 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	70	82

EU Directive 2002/91/EC